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# Wykham Park Farm, Banbury

## Statement of Community Involvement

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March 2013

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**INTRODUCTION**

1.1 This Statement of Community Involvement has been prepared by David Lock Associates (DLA) on behalf of Gallagher Estates ('the applicants'). The statement has been produced to outline and explain the approach that was taken to engage stakeholders and the local community in the proposals for the land at Wykham Park Farm.

1.2 The proposals reflect the principles that have been established by both the Development Proposals and the outline planning permission, whilst proposing a scheme which could help fulfil the housing land requirement in the District as part of a sustainable urban extension. The proposals will deliver a number of community benefits including a local centre comprising a mix of business and community uses.

The Proposal for the land at Wykham Park Farm comprises:

- Up to 1,000 new dwellings, including a mix of dwelling types, sizes and tenures;
- An employment allocation of up to 2 hectares, including business (B1 uses) and general industrial (B2 uses);
- A local centre to include a mix of retail (A1 uses), business (B1 uses), services (A2-A5 uses), leisure (D2 uses) and community uses (D1 uses). The local centre will include a public square;
- A new one-form entry primary school on a site of approximately 2 hectares to allow for expansion;
- Green infrastructure comprising: retention and enhancement of significant hedgerows and woodland areas, where appropriate; strategic open space comprising parks with sports pitches, Neighbourhood Equipped Areas of Play (NEAP) and Local Equipped Areas of Play (LEAP); other informal public open spaces; and structural landscape planting;
- Transport infrastructure comprising: access from Bloxham Road (A361); public transport hub in the local centre, primary road network, public transport corridor and strategic pedestrian and cycle routes; and
- Associated infrastructure, roads, lighting and drainage systems.

The proposed development provides an opportunity to promote a high quality mixed use development that delivers significant planning gain in the form of new homes, jobs and community facilities (including a primary school) whilst enhancing the setting of existing site features, such as Salt Way and significant mature trees and hedgerows.

- 1.3 The aim of the consultation exercise was to inform the public of the proposals, provide an opportunity for discussion with the local community and other key stakeholders, explain the rationale for the decisions taken and discuss any concerns that have been raised; subsequently modifying the proposals if required and where possible. The approach taken to consultation and community engagement is in accordance with Chapter 4 of Part 6 of the Localism Act (2011) and the Council's own Statement of Community Involvement - adopted in 2006.

## 2.0 THE IMPORTANCE OF PUBLIC CONSULTATION

- 2.1 Community involvement is an inherent and increasingly central part of planning policy formulation and decision making on planning applications. This stems from the publication of the Planning and Compulsory Purchase Act 2004 and as part of the reformed planning system including the 'localism' agenda.
- 2.2 Increasing the transparency of the planning system and incorporating all interests within the decision-making process should occur at all levels. It is stressed that efforts should be made to involve all interested parties and that stakeholder involvement should inform and influence proposals and planning decision making.
- 2.3 This section summarises the key national and local policy guidance on the importance of public consultation and how this has informed the approach to community engagement in relation to the proposed development at Wykham Park Farm.

### **National Policy Guidance**

#### ***The Localism Act (2011)***

- 2.4 The Localism Act, places emphasis on consultation to strengthen the role of local communities in planning and introduces a requirement for developers to consult local communities before submitting planning applications for certain developments (e.g. large-scale major developments such as residential developments of 200 or more new units). Though this element is yet to be fully adopted, positive and effective engagement with local communities is considered to be crucial to delivering development that is acceptable to local communities, and preventing them from feeling as though development is being imposed on them.

#### ***National Planning Policy Framework (March 2012)***

- 2.5 The National Planning Policy Framework emphasises the importance of front loading. The NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.
- 2.6 The consultation that took place in relation to these proposals was done in the context of the National Planning Policy Framework guidance. The key messages of national policy guidance in relation to public consultation are set out in appendix 1.

**Local Policy Guidance**

***Cherwell Statement of Community Involvement (2006)***

- 2.7 Cherwell District Council adopted its Statement of Community Involvement (SCI) in July 2006. It sets out how and when people can take part in planning the future of Cherwell. For applications involving residential development in urban areas on sites of 1.5 hectares or more, a Statement of Community Involvement must be prepared and submitted with the application. Gallagher Estates consider public engagement to be an important stage in developing any proposal. Engaging with key stakeholders and the local community at an early stage is important in ensuring that an application that is submitted to the Council has evolved through engagement with key stakeholders.

**3.0 APPROACH TO CONSULTATION**

3.1 The approach taken to consultation was to engage with the local community and key stakeholders in outlining the proposals and gathering their feedback and thoughts on the scheme.

3.2 This section of the Statement sets out the approach that has been taken to consultation and how this has informed the formulation of the proposed scheme. It:

- describes the consultation process;
- includes details of all consultation material; and
- indicates how the application proposals have and will continue to respond to the outcomes of the consultation process.

**Public Consultation Event**

3.3 A public consultation event was held on Thursday the 29th of November 2012 in Castle Quay Shopping Centre, Banbury. The consultation ran from 10am until 6pm. Holding the event on a Thursday to coincide with Banbury Charter Market, in the town centre near Castle Quay provided the opportunity for as many people to attend as possible.

3.4 The event was advertised through a press notice in the Banbury Guardian newspaper, a copy of which can be found at appendix 2.

3.5 The event was held in the Centre Dome Site in the Castle Quay Shopping Centre, with a display of six, A1 boards (appendix 3) detailing the proposals, with illustrative images and site plans. Representatives of David Lock Associates (town planning and urban design), Savell Bird & Axon (transportation) and Wardell Armstrong (landscaping and ecology) were on hand to answer questions and explain the proposals.

3.6 A questionnaire, included in appendix 4 was provided to give people the opportunity to give feedback on the scheme. Attendees were invited to fill out the questionnaire and post it in the ballot box or to take it away to be completed and returned by e-mail or post.

#### 4.0 PUBLIC CONSULTATION ATTENDANCE AND RESPONSES

- 4.1 The consultation event was attended by 114 people. The general discussion with attendees at the consultation event was generally positive, with many attendees supportive of the proposals and keen to see a sustainable urban extension located to the south of Banbury. There were however a number of issues raised both by attendees and those who completed a questionnaire. These issues are discussed and addressed later on in this report.
- 4.2 A total of 9 questionnaires were competed, 6 were completed and posted in the ballot box during the consultation; a further 3 were received by post and by email were also received. All response received can be found at appendix 5.
- 4.3 The questionnaire was divided into six questions, which gave respondents the chance to comment on the proposals. Question 1 asked 'Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?' Question 2 asked 'What type of housing does Banbury need?' Question 3 asked 'Do you think Banbury needs more affordable housing?'
- 4.4 Question 4 set out the design principles in relation to the proposal and asked 'Do you agree with these principles?' and provided respondents with an opportunity to note down any other design issues that you thought should be considered.
- 4.5 Question 5 asked 'Are there any local issues that you think should be explored further? E.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?'
- 4.6 The table below indicates the number of response made for each question. Respondents were then given the opportunity to comment on each of these points, and space to provide any other comments or suggestions as part of question 6.

	Yes	No	Other response	No response
<b>Q.1 Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?</b>	3	6		-
<b>Q.2 What type of housing does Banbury need?</b>	Starter homes		7	
	Flats/apartments		3	



	Family houses	5	
	Bungalows	3	
	High density	2	
	Low density	3	
	2 storey	3	
	3 storey	3	
<b>Q.3 Do you think Banbury needs more affordable housing?</b>	3	1	5
<b>Q.4 The Exhibition Boards set out a series of design principles. Do you agree with these principles?</b>	5	2	2
<b>Are there any other design issues that you think should be considered?</b>	At least 2 car parking spaces per house	1	7
	Houses today are built far too small. They are no more than 18 <sup>th</sup> and 19 <sup>th</sup> century slums.	1	
	Concerns regarding aesthetics, security, traffic management in relation to the school which sits at the boundary.	1	
<b>Q.5 Are there any local issues that you think should be explored further? E.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?</b>	Local infrastructure capacity	6	1
	Drainage/flooding	2	
	Loss of countryside for food production	1	
	By-pass needs to be built	1	
	Wykham Lane cross-roads needed	1	
	Parking	1	
	Schools	1	
<b>Q.6 Do you have any other comments or suggestions?</b>			
Wrong place for development; most employment on other side of town, nearest the M40.			
Look at improving all empty properties. More houses where there is employment, doctors, hospitals and schools.			

Hoping this won't go ahead without consideration towards Salt Way.
Salt Way should remain as the boundary for Banbury; otherwise there is nothing to stop development all the way to Bloxham.
This is a totally inappropriate proposal; it is ill considered and should be opposed by the local planning authority.
Salt Way is a natural boundary of the town and must not be breached – so this is the wrong place for development.
Helen Jackson would like to discuss the proposals and options to alter the plan.
Do not think we need 1000 [dwellings], perhaps 100.
As UK population increases, require land for increased food production. To build on farmland when brownfield lies barren is morally criminal.

4.7 In relation to the need for housing in the District including affordable housing, issues raised through discussion centred on the publics recognised need for housing in the area. The small number of completed questionnaire responses however suggest that Banbury is not an appropriate location to accommodate housing growth. The majority of those that completed the questionnaire live close to the proposal site, and whilst they supported the concept of housing growth in general, did not consider favourably housing growth adjacent to where they live.

4.8 The results indicate that over 55% of respondents agree with the Design Principles of the proposal at Wykham Park Farm. (see figure 4.1). Much of the discussion that took place during the event was positive, but as is usual, it was those who were most concerned about the proposals who took the time to complete a questionnaire.

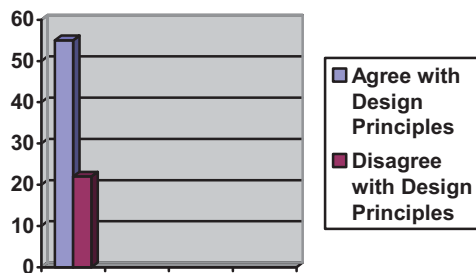


Figure 4.1 Question 4 Responses

4.9 Analysis of the comments received in response to the questions and general comments and suggestions identified a range of issues. From this analysis it was clear that five key areas of concern came through most strongly in this analysis and are detailed below.

***Volume of traffic, congestion, transport infrastructure and parking***

- 4.10 Concern was raised about the amount of traffic that would be generated by the development, particularly the increased pressure on the local road networks as a result of the proposal, particularly along Bloxham Road, as the main entrance into the site. Existing problems of car parking in the residential areas surrounding and relating to the Blessed George Napier Catholic School was highlighted as an issue.

**Response**

- 4.11 Traffic and local road network was considered in the development of the proposal for Wykham Park Farm; as such junction improvements were developed in consideration of this component of the development. The mix of uses on site seeks to reduce the need to travel off site for some day-to-day uses. The development will encourage sustainable means of transport. It is well located to the town centre and a wide range of local facilities, which will allow many journeys to be made on foot or by cycle. The site is well situated adjacent to footpaths and cycleways and routes within the site will connect into these. Improvements to the Oxford Road / Bloxham Road junction will be required with improved pedestrian facilities. Signalisation of the Bloxham Road / Queensway junction is proposed with pedestrian phases included to improve pedestrian facilities on Bloxham Road and Queensway. Also, Council parking standards and an appropriate mix of parking types will be adhered to ensure adequate car parking is provided as part of the proposal.

***Banbury does not need any more housing***

- 4.12 A number of respondents made comments in relation to housing, stating that there was no further need for housing in Banbury.

**Response**

- 4.13 Cherwell District Council needs to find land for additional homes. Allocated and identified sites are failing to deliver planned development. The Council cannot demonstrate a 5-year supply of deliverable housing sites; it has been reported that there is a housing land supply of 3.1 years for the five year period 2012-17. Wykham Park Farm is readily available and capable of assisting the Council in fulfilling their 5-year housing land supply requirement. In addition, Policy SP3 of the South East Plan states that it has an intended urban focus, for housing based on sustainable development. The emerging Cherwell Local Plan also states that it intends to manage growth around the settlements of Bicester and Banbury, on sites that are 'within or immediately adjoining' these two settlements. Wykham Park Farm is in a sustainable location immediately adjoining the town of Banbury and can deliver much needed housing in the District.

- 4.14 Average house prices in the District are also high (£268,977 in 2012), which is making it difficult for many in the District to get onto the housing ladder. The proposed development at Wykham Park Farm for up to 1,000 new homes (including affordable homes) would help provide for the existing population and to support the growth of the local economy.

***Flooding / Drainage***

- 4.15 A number of members of the public raised concern about the capacity of the existing drainage systems to cope with the new proposal, as well as the potential risk of flooding on the site.

**Response**

- 4.16 The site is not at any risk of flooding high or low as defined on the Environment Agency indicative floodplain maps. Due to the introduction of impermeable surfaces by the proposed development, appropriate sustainable urban drainage systems (SUDS) will be implemented in order to reduce flood risk, and manage surface water generated by the site.

***Concern over the Salt Way***

- 4.17 A few respondents commented on the Salt Way and with concern that the Salt Way would be removed as part of the proposal.

**Response**

- 4.18 The proposed development intends to retain and enhance site features such as the Salt Way which is considered to be an important wildlife and recreational corridor, comprising an ancient tree lined bridleway, and important to retain key links to the surrounding area as a footpath and cycle way.

***Coalescence of rural settlements***

- 4.19 A small number of comments were received suggesting the Salt Way is a boundary to growth south and the development would result in coalescence with settlements to the south.

**Response**

4.20 Cherwell Council's Local Plan (1996) 'saved' Policy C15 refers to the prevention of coalescence of settlements, and Policy ESD15 of the emerging Local Plan also refers to new green boundaries to growth; their purpose is that they are kept free from built development to maintain distinctive identity and prevent coalescence. These Policies maintain a need for settlements in Banbury to remain distinct and separate and therefore the coalescence of development at Wykham Park Farm and the surrounding rural settlements will not be allowed to take place based on local planning policy.

4.21 Other matters raised included :

- The suggestion that a "by-pass needs to be built";
- "Houses today are built far too small – no more than 18<sup>th</sup> and 19<sup>th</sup> Century slums";
- "Empty properties need to be improved that already exist";
- Aesthetics of development;
- Security; and
- The "need for farming land for food production as UK population increases".

4.22 Support for the proposals was expressed. A summary of comments received is set out below:

- The proposal would provide much needed housing to enable a number of people who are trying to get on the housing ladder.
- The scheme includes an element of affordable housing which is important when house values are so high in the District.
- The indicative master plan's layout means that no existing residential areas are directly affected by the proposal.
- It is important that one of the Design Principles states that architecture and materials will take reference from local examples as there are a number of historic settlements in the local area which this proposal must respect.
- A mix of dwelling sizes is necessary to cater for the range of demand.

4.23 A number of people who responded to the questionnaire were supportive of the design principles.

- 4.24 Discussions were held with the Tudor Hall School located south of the site. Concerns were expressed over views of the employment development from the school's access road.
- 4.25 Careful consideration was given to views from the west, particularly the setting of the access to Tudor Hall School. In response a large landscape buffer to the west of the employment area and Local Centre is proposed. A landscaped buffer of up to 25 metres can be created on the western side of the development to provide screening from the school and its access.

**5.0 SUMMARY AND CONCLUSIONS**

- 5.1 In accordance with the National Planning Policy Framework and the Council's SCI the scheme for the proposed development that has now been submitted to the Local Planning Authority for approval has been informed by targeted consultation involving the local community and key stakeholders.
- 5.2 Public consultation with the local community on proposals has assisted in the development of the application and the scheme itself which is proposed.
- 5.3 The general sentiment at the event was positive and many of the issues raised during the process of developing the proposals at Wykham Park Farm were able to be addressed by the representatives of Gallagher Estates, who could discuss the proposal and talk people through their concerns. Attendees were encouraged to fill out a questionnaire to outline any concerns that they still had following the event. The small number of written concerns raised related to traffic, transport infrastructure, parking, the need for housing in Banbury, flooding and drainage, the Salt Way and coalescence of rural settlements.
- 5.4 Following submission of the application, the applicants intend to monitor and evaluate responses made to the Council on the proposal during the statutory consultation process and will seek to address any issues or respond with additional information, as appropriate.
- 5.5 The applicants' continued aim is to deliver an exemplar development that will be positive for new residents of the development and for the local community, help provide much needed housing (including affordable housing) as well as community benefits for new and existing residents.

APPENDICES



**Appendix 1 – Policy Review**

**Localism Act (2011)**

- 1.1 The Localism Act states that applicants making an application for planning permission for the development of any land in England of a description specified in a development order are required to carry out pre-application consultation. The proposed application must be publicised to bring the proposal to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.
- 1.2 A duty to take account of responses to consultation is also implied under this Act, and an applicant should have regard to any responses received to the consultation.

**Local growth: realising every place's potential (White Paper, October 2010)**

- 1.3 This White Paper identifies that the planning system has three main functions:
- Giving people the opportunity to shape the look and feel of their communities;
  - Providing sufficient housing to meet demand; and
  - Supporting economic development through the provision of infrastructure and supporting economic activity.
- 1.4 Paragraph 3.4 of the White Paper is significant as it states:
- 'We also need to ensure that local communities which opt for growth are able to reap the benefits from doing so, changing the culture of planning so that the default position is in favour of development. Neighbourhoods will welcome growth because they will be sharing in the gains it produces...'
- 1.5 The White Paper encourages collaboration between local authorities, public and private bodies (including infrastructure providers), business and developers to see faster and more positive consideration of proposals if issues are addressed early on.

**Appendix 2 – Press Notice**

## **WYKHAM PARK FARM - BANBURY**

### **Development Proposals by Gallagher Estates**

#### **Public Consultation Event**

Gallagher Estates are bringing forward proposals for a strategic housing development on land at Wykham Park Farm in Banbury. The site is located on the south side of the town, east of Bloxham Road, within convenient reach of the town centre. The proposal comprises up to 1000 homes together with a primary school, local facilities, small scale employment and open space. It can make a valuable contribution to Cherwell District's supply of housing land. The development potential of the site has been considered in a series of previous consultation documents.

The company is now seeking your views on the emerging proposals. A public consultation event is being held in the Castle Quay Centre where the promoters and their technical consultants will be on-hand to answer your queries and record any comments. Please visit the exhibition in the Castle Quay Shopping Centre in Banbury town centre on Thursday 29<sup>th</sup> November between 10.00 am and 6.00pm.

**Appendix 3 – Public Consultation Exhibition Boards**

## Introduction

Welcome to the public exhibition for proposals, by Gallagher Estates, to develop land at Wykhnam Park Farm on the southern edge of Banbury – to the east of the Bloxham Road.

The exhibition is an opportunity for you to both hear about the proposals and to express your views regarding plans for the site.

The proposals are still being developed. However, we would like to hear your views, so that they can inform the nature and layout of the proposals.

## Who is Promoting Development?

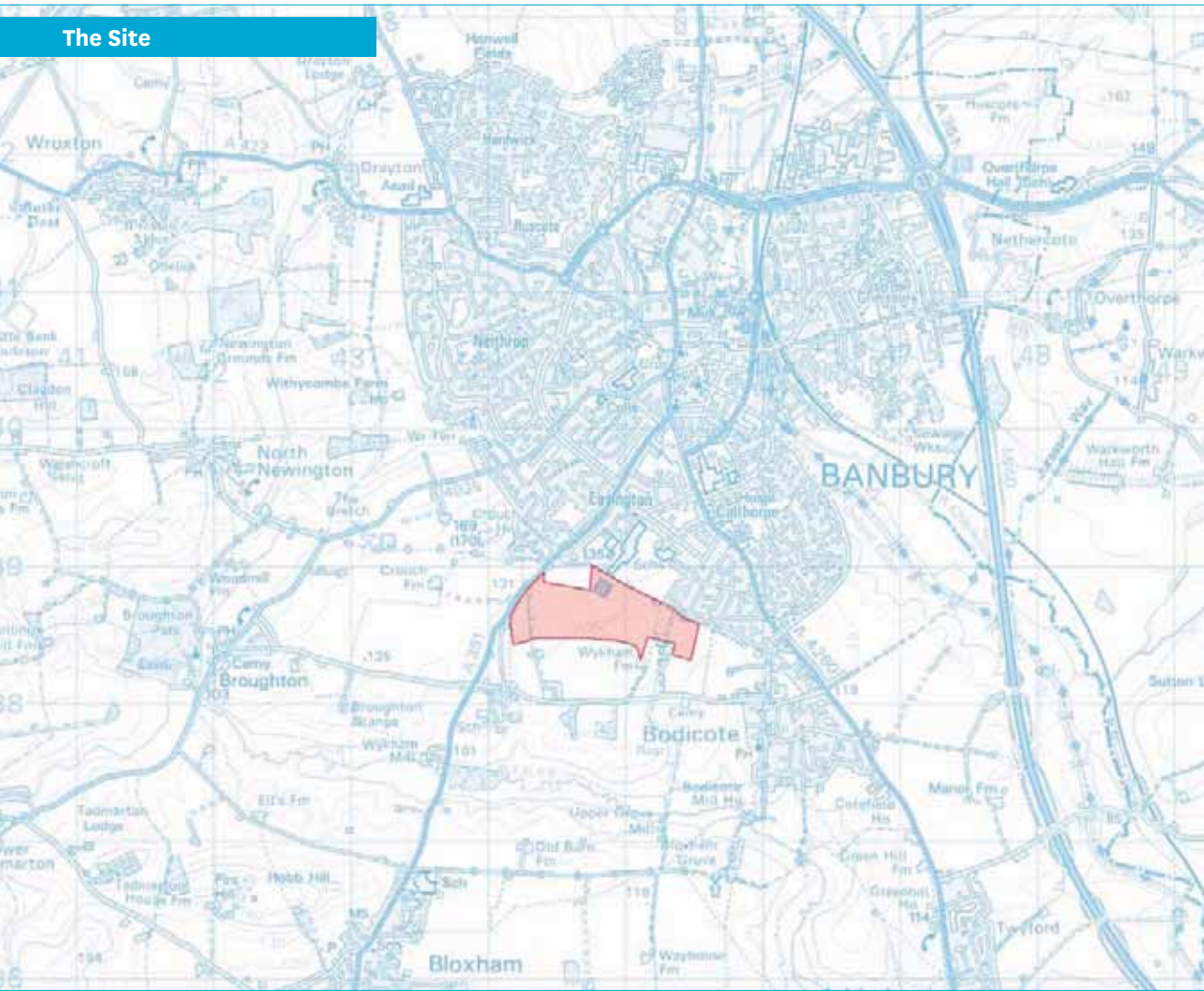
Gallagher Estates are experienced land managers and developers and promote similar sites nationwide.

In bringing forward proposals for this and other sites, Gallaghers accept the responsibility for ensuring the delivery of the development, for investing in the infrastructure that may be required and for helping to ensure that the development proposed is sustainable.



# Land at Wykhnam Park Farm, Banbury

## The Site



## Site Location

Wykhnam Park Farm is located to the east of Bloxham Road on the southern edge of the town. The site is bounded to the north by Salt Way beyond which is the residential area of Easington.

Wykhnam Lane is to the south of the site. Beyond that is Tudor Hall School and open countryside used primarily for agricultural uses.

To the east, the site adjoins an existing bridleway. Beyond this is Banbury Cricket Club Pavilion and the village of Bodicote.

The site is located approximately 1.7km immediately to the south of Banbury Town Centre.

## The Site



# Land at Wykhams Park Farm, Banbury

## The Site in context



## Why should development happen here?

Banbury is the largest town in Cherwell. It is the District's main town and service centre, with a population of around 45,000 people. It is a commercial, retail, employment and housing market centre for a large rural hinterland and is identified as a Primary Regional Centre in the South East Plan.

Banbury is considered to be one of the most sustainable locations in the area. The variety of activities on offer mean that people are more likely to travel on foot, or by cycle or public transport, than from other more rural locations in Cherwell.

In 2012 the average house price in the District was £268,977. We think that house prices in Banbury are high. As the District Council accepts, too few houses have been built in the recent years and Banbury is the District's most important town.

No town can stand still. New homes are required for the existing population (including affordable homes) and to support the growth of the local economy. Small scale employment space is needed to support and retain businesses providing local jobs. The District Council acknowledges that there is a shortage of land with planning consent.

Wykhams Park Farm can be developed, whilst other more sensitive locations are protected. Moreover it is well located and well connected to the town centre, to facilities and services, and to employment.

Gallagher Estates have submitted representations on the Cherwell Local Plan Proposed Submission Draft 2012 to demonstrate that the site should be included as a strategic residential allocation.

## What issues need to be considered?

In developing proposals for the site considerable care and attention need to be afforded to the characteristics of the site. None of the site falls within a floodplain or any areas of special landscape or biodiversity significance.

However the following factors are relevant and will be considered:

- providing a mix of uses to create a sustainable development – homes, jobs, a primary school and local centre;
- the relationship of the site to both Easington and Bodicote;

- the creation of an attractive entrance to the site;
- the retention and reinforcement, where possible, of the existing trees and hedgerows;
- the provision of areas of open space including play areas and enhanced biodiversity;
- the appropriate setting of the historic Salt Way;
- the creation of a mix of housing opportunities;
- the need for enhanced footpath and cycle links;
- integration with existing public transport routes and;
- the outcome of technical studies into the sites characteristics.





# Land at Wykhams Park Farm, Banbury

## What is proposed?

The proposals include:

- up to 1,000 new dwellings; including a mix of dwelling types, sizes and tenures;
- an employment allocation of up to 2 hectares, including business (B1 uses) and general industrial (B2 uses);
- a local centre to comprise of a mix of retail (A1 uses), business (B1 uses), services (A2-A5 uses), leisure (D2 uses) and community uses (D1 use). The local centre will include a public square;
- a new one-form entry primary school on a site of approximately 2 hectares to allow for expansion;
- green infrastructure comprising: retention and enhancement of significant hedgerows and woodland areas, where appropriate; strategic open space;
- comprising parks with sport pitches, Neighbourhood Equipped Areas of Play (NEAP) and Local Equipped Areas of Play (LEAP); other informal public open spaces; and structural landscape planting;
- transport infrastructure comprising: access from Bloxham Road (A361); public transport hub in the local centre, primary road network, public transport corridor and strategic pedestrian and cycle routes; and
- associated infrastructure, roads, lighting and drainage systems.

### Indicative Master Plan



## What are the Design Principles? Why are 1000 dwellings proposed?

Detailed design proposals need to be drawn up in accordance with sound design principles. We believe that these should include:

- A high quality environment with open spaces and landscaped streets and new planting;
- Streets designed to prioritise people (pedestrians and cyclists) over the cars;
- A mix of housing opportunities to serve a range of housing needs;
- Private gardens or open spaces for all properties;
- Architecture and materials taking references from local examples; and
- Unobtrusive car parking.

Cherwell District Council has identified needs for more housing with many local people unable to afford to buy a house locally. Banbury is a sustainable location for new housing but there are few options to meet this need.

We believe that about 1,000 dwellings is the right scale of development for the site and consistent with the density of nearby development and a density that permits a range of 2, 3 and 4 bed dwellings.



## Will the development be Sustainable?

The National Planning Policy Framework supports sustainable development specifically by supporting growth and innovation, supporting strong communities and protecting and enhancing the environment. Free of constraints, and well located in relation to the most sustainable town within the District, the proposals accord well with this aspiration.

Further the proposals will embrace sustainable construction techniques to achieve an appropriate Code for Sustainable Homes standard. This will ensure that new homes are sustainable in design and in terms of construction. The adoption of the appropriate Code for Sustainable Homes Standard will mean that the new homes will be more energy efficient, and adopt better practices in relation to waste and drainage and water usage, than homes built in the past.



## An attractive new residential area



## How will Traffic be dealt with?

The mix of uses on site seeks to reduce the need to travel off site for some day-to-day uses.

The development will encourage sustainable means of transport. It is well located to the town centre and a wide range of local facilities, which will allow many journeys to be made on foot or by cycle. The site is well situated adjacent to footpaths and cycleways and routes within the site will connect into these.

Gallagher Estates seeks to enable future residents access to a bus service within 400 metres of their home.

However, consideration must be given to the impacts of the development on the wider network. The development proposals must, and will, ensure that road junctions which might be affected will continue to operate satisfactorily with sufficient capacity to accommodate any new traffic without significant detriment to existing road users.

Improvements to the Oxford Road/Bloxham Road junction will be required with improved pedestrian facilities. Signalisation of the Bloxham Road / Queensway junction is proposed with pedestrian phases included to improve pedestrian facilities on Bloxham Road and Queensway.

## What are the benefits for local people?

Development of the site will provide much needed housing for the area (including affordable housing to help local people get their foot on the housing ladder). It will provide the opportunity for more local jobs through the development of employment space, and through a local centre and primary school.

These facilities which could include small scale shops, leisure and community uses, have the potential to serve those that live in the area already as well as the new homes.

The proposals will provide a high quality environment and open spaces within the site including areas for play.



## What Happens next?

Once we have heard your views, the proposals will be developed in more detail.

The proposals will be the subject of a planning application which will be submitted to Cherwell District Council.

The outcome of this consultation event will be written up and submitted with the planning application for the site.

If the application receives a favourable response from the District Council, development could start on site in 2014.

Thank you for taking the time to attend this exhibition. We hope you found it helpful. If you have any comments, please fill in one of the feedback forms. We will review all comments after the exhibition and take them on board wherever possible.

If you give us your details we can keep you updated on how the plans are progressing. Thank you again for attending. If you have any comments in the future, please do not hesitate to contact Peter Chambers on 01908 666276 or email [pchambers@davidlock.com](mailto:pchambers@davidlock.com)

# Thank you for your time



**Appendix 4 – Consultation Questionnaire**

# We are seeking your views

## PUBLIC EXHIBITION

Thursday 29 November 2012

Please take time to consider the proposal and complete this form. Thank you.

<b>Name</b>			
<b>Address</b>			
<b>Do you represent an organisation?</b>	Yes	No	If so please describe that organisation:
<b>Question 1:</b> Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?			
	Yes	No	Don't Know
<b>Question 2:</b> What type of housing does Banbury need?			
Starter homes	Flats/apartments	Family houses	High density
Low density	2 storey	3 storey	Bungalows
<b>Question 3:</b> Do you think Banbury needs more affordable housing?			
	Yes	No	Don't Know
<b>Question 4:</b> The Exhibition Boards set out a series of design principles:			
<ul style="list-style-type: none"> <li>• A high quality environment with open spaces, landscaped streets and new planting;</li> <li>• Streets designed to prioritise people (pedestrians and cyclists) over cars;</li> <li>• A mix of housing opportunities to serve a range of housing needs;</li> <li>• Private gardens or open spaces for all properties;</li> <li>• Architecture and materials taking references from local examples;</li> <li>• Unobtrusive car parking.</li> </ul>			
Do you agree with these principles?			
	Yes	No	Don't Know
Are there any other design issues that you think should be considered?			
<b>Question 5:</b> Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?			
<b>Question 6:</b> Do you have any other comments or suggestions?			

If you would prefer to complete the this form at another time, please return to:

Katie Christou, David Lock Associates, 50 North Thirteenth Street,  
Central Milton Keynes, MK9 3BP or email [kchristou@davidlock.com](mailto:kchristou@davidlock.com)

**Thank you for taking the time to complete this form.**

**GALLAGHER**  
ESTATES

Land at Wykhnam Park Farm, Banbury

**Appendix 5 - Consultation Responses**

# We are seeking your views

## PUBLIC EXHIBITION

Thursday 29 November 2012

Please take time to consider the proposal and complete this form. Thank you.

<b>Name</b>		G. ORTON	
<b>Address</b>		58 WALLER DRIVE, BANBURY	
<b>Do you represent an organisation?</b>	Yes	No <input checked="" type="checkbox"/>	If so please describe that organisation:
<b>Question 1:</b> Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?			Yes No Don't Know <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<b>Question 2:</b> What type of housing does Banbury need?			
Starter homes <input checked="" type="checkbox"/>	Flats/apartments	Family houses	High density
Low density	2 storey	3 storey	Bungalows
<b>Question 3:</b> Do you think Banbury needs more affordable housing?			Yes No Don't Know <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Question 4:</b> The Exhibition Boards set out a series of design principles: <ul style="list-style-type: none"> <li>• A high quality environment with open spaces, landscaped streets and new planting;</li> <li>• Streets designed to prioritise people (pedestrians and cyclists) over cars;</li> <li>• A mix of housing opportunities to serve a range of housing needs;</li> <li>• Private gardens or open spaces for all properties;</li> <li>• Architecture and materials taking references from local examples;</li> <li>• Unobtrusive car parking.</li> </ul> Do you agree with these principles?			Yes No Don't Know <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Are there any other design issues that you think should be considered?			
<b>Question 5:</b> Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?			
Banbury roads cannot cope with more traffic that will be generated here unless a by-pass is built			
<b>Question 6:</b> Do you have any other comments or suggestions?			
Salt way is a natural boundary of the town and must not be breached - so this is the wrong place for development.			

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**GALLAGHER**  
ESTATES

Land at Wykhams Park Farm, Banbury

# We are seeking your views

## PUBLIC EXHIBITION

Thursday 29 November 2012

Please take time to consider the proposal and complete this form. Thank you.

Land at Wykhams Park Farm, Banbury

Name	HAZEL PUNTER		
Address			
Do you represent an organisation?	Yes	No <input checked="" type="checkbox"/>	If so please describe that organisation:

Question 1: Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?	Yes	No <input checked="" type="checkbox"/>	Don't Know
---	-----	--	------------

Question 2: What type of housing does Banbury need?	No more		
Starter homes	Flats/apartments	Family houses	High density
Low density	2 storey	3 storey	Bungalows

Question 3: Do you think Banbury needs more affordable housing?	Yes	No	Don't Know <input checked="" type="checkbox"/>
---	-----	----	--

Question 4: The Exhibition Boards set out a series of design principles: • A high quality environment with open spaces, landscaped streets and new planting; • Streets designed to prioritise people (pedestrians and cyclists) over cars; • A mix of housing opportunities to serve a range of housing needs; • Private gardens or open spaces for all properties; • Architecture and materials taking references from local examples; • Unobtrusive car parking. Do you agree with these principles?	Yes	No	Don't Know <input checked="" type="checkbox"/>
---	-----	----	--

Are there any other design issues that you think should be considered?

HOUSES TODAY ARE BUILT FAR TOO SMALL  
They are no more than 18th & 19th class.

Question 5: Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?
Transport. Roads. Drainage Flooding Loss of Countryside - Loss of farming land & food production.

Question 6: Do you have any other comments or suggestions?
look at improving all the empty property there is. More houses where is there employment PLS Hospitals & schools

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 Central Milton Keynes, MK9 3BP or email kchristou@davidlock.com

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# We are seeking your views

**PUBLIC EXHIBITION**  
 Thursday 29 November 2012

See also email sent to  
 David Keene 29/11/12

Please take time to consider the proposal and complete this form. Thank you.

Land at Wykham Park Farm, Banbury

Name	Helen Jackson, Burser + Clerk to the Governors		
Address	Tudor Hall School, Wykham Park, Banbury OX1690J		
Do you represent an organisation?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	If so please describe that organisation: Boarding School 01295 756202

**Question 1:** Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?  Yes  No  Don't Know

**Question 2:** What type of housing does Banbury need? — A variety

Starter homes	Flats/apartments	Family houses	High density
Low density	2 storey	3 storey	Bungalows

**Question 3:** Do you think Banbury needs more affordable housing?  Yes  No  Don't Know

**Question 4:** The Exhibition Boards set out a series of design principles:

- A high quality environment with open spaces, landscaped streets and new planting;
- Streets designed to prioritise people (pedestrians and cyclists) over cars;
- A mix of housing opportunities to serve a range of housing needs;
- Private gardens or open spaces for all properties;
- Architecture and materials taking references from local examples;
- Unobtrusive car parking.

Do you agree with these principles?  Yes  No  Don't Know

Yes, but not the plan as shown.

Are there any other design issues that you think should be considered?

As the school sits on the boundary we do have concerns regarding aesthetics, security, traffic management

**Question 5:** Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?

Wykham Lane Cross-roads

**Question 6:** Do you have any other comments or suggestions?

I would like to discuss the proposal and opinions to alter the plan.

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 Central Milton Keynes, MK9 3BP or email kchristou@davidlock.com

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**GALLAGHER**  
 ESTATES

# We are seeking your views

## PUBLIC EXHIBITION

Thursday 29 November 2012

Please take time to consider the proposal and complete this form. Thank you.

<b>Name</b>		Ian Scott	
<b>Address</b>		23 Sycamore Drive, Banbury	
<b>Do you represent an organisation?</b>	Yes	No	If so please describe that organisation:
		X	
<b>Question 1:</b> Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?			Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> Don't Know <input type="radio"/>
<b>Question 2:</b> What type of housing does Banbury need?			
Starter homes <input checked="" type="checkbox"/>	Flats/apartments <input checked="" type="checkbox"/>	Family houses <input checked="" type="checkbox"/>	High density
Low density	2 storey <input checked="" type="checkbox"/>	3 storey <input checked="" type="checkbox"/>	Bungalows <input checked="" type="checkbox"/>
<b>Question 3:</b> Do you think Banbury needs more affordable housing?			Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/>
<b>Question 4:</b> The Exhibition Boards set out a series of design principles:			
<ul style="list-style-type: none"> <li>• A high quality environment with open spaces, landscaped streets and new planting;</li> <li>• Streets designed to prioritise people (pedestrians and cyclists) over cars;</li> <li>• A mix of housing opportunities to serve a range of housing needs;</li> <li>• Private gardens or open spaces for all properties;</li> <li>• Architecture and materials taking references from local examples;</li> <li>• Unobtrusive car parking.</li> </ul>			<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Do you agree with these principles?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/>
Are there any other design issues that you think should be considered?			
No the above cover most issues			
<b>Question 5:</b> Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?			
The main issues would be the pressure of traffic caused by 1000 houses going into Banbury with no improvement of the			
<b>Question 6:</b> Do you have any other comments or suggestions? local road structure			
Hoping this won't go ahead without consideration toward Salt Way.			

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**GALLAGHER**  
ESTATES

Land at Wykhams Park Farm, Banbury

# We are seeking your views

## PUBLIC EXHIBITION

Thursday 29 November 2012

Please take time to consider the proposal and complete this form. Thank you.

Name		J. GIDDINGS	
Address		33 SYCAMORE DRIVE	
Do you represent an organisation?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If so please describe that organisation: MANY RBL B.S.A RAFA NHW COMP CLUB
Question 1: Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know <input type="checkbox"/>
Question 2: What type of housing does Banbury need?			
Starter homes <input checked="" type="checkbox"/>	Flats/apartments	Family houses	High density
Low density	2 storey	3 storey	Bungalows
Question 3: Do you think Banbury needs more affordable housing?			Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/>
Question 4: The Exhibition Boards set out a series of design principles: <ul style="list-style-type: none"> <li>• A high quality environment with open spaces, landscaped streets and new planting;</li> <li>• Streets designed to prioritise people (pedestrians and cyclists) over cars;</li> <li>• A mix of housing opportunities to serve a range of housing needs;</li> <li>• Private gardens or open spaces for all properties;</li> <li>• Architecture and materials taking references from local examples;</li> <li>• Unobtrusive car parking.</li> </ul> Do you agree with these principles?			Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/>
Are there any other design issues that you think should be considered?			
Question 5: Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?			
TRAFFIC PARKING SCHOOL FLOODING			
Question 6: Do you have any other comments or suggestions?			
DO NOT THINK WE NEED 1500 PERHAPS 100			

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GALLAGHER  
ESTATES

Land at Wykhams Park Farm, Banbury

# We are seeking your views

## PUBLIC EXHIBITION

Thursday 29 November 2012

Please take time to consider the proposal and complete this form. Thank you.

<b>Name</b>		Mr. J. ORTON	
<b>Address</b>		58 WALLER DRIVE, BANBURY OX16 9NR	
<b>Do you represent an organisation?</b>	Yes	No <input checked="" type="checkbox"/>	If so please describe that organisation:
<b>Question 1:</b> Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know <input type="checkbox"/>
<b>Question 2:</b> What type of housing does Banbury need?			
<input checked="" type="checkbox"/> Starter homes	Flats/apartments	Family houses	High density
Low density	2 storey	3 storey	Bungalows
<b>Question 3:</b> Do you think Banbury needs more affordable housing?			Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/>
<b>Question 4:</b> The Exhibition Boards set out a series of design principles: • A high quality environment with open spaces, landscaped streets and new planting; • Streets designed to prioritise people (pedestrians and cyclists) over cars; • A mix of housing opportunities to serve a range of housing needs; • Private gardens or open spaces for all properties; • Architecture and materials taking references from local examples; • Unobtrusive car parking. Do you agree with these principles?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know <input type="checkbox"/>
Are there any other design issues that you think should be considered?			
<b>Question 5:</b> Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?			
Traffic plans hopelessly inadequate. You would need more new roads, not just a few traffic lights.			
<b>Question 6:</b> Do you have any other comments or suggestions?			
Salt Way should remain as the boundary for Banbury. otherwise there is nothing to stop development all the way to Bloxham. Is it relevant that Wykham Park Farm belongs to a local councillor?			

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Land at Wykham Park Farm, Banbury

# We are seeking your views

## PUBLIC EXHIBITION

Thursday 29 November 2012

Please take time to consider the proposal and complete this form. Thank you.

Land at Wykhams Park Farm, Banbury

Name		TREVOR PARRY				
Address		1 SYCAMORE DRIVE BANBURY				
Do you represent an organisation?	Yes	No	If so please describe that organisation:			
		<input checked="" type="checkbox"/>				
Question 1: Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?				Yes <input checked="" type="checkbox"/>	No	Don't Know
Question 2: What type of housing does Banbury need? A RANGE INCLUDING BELOW						
Starter homes	Flats/apartments	Family houses	High density			
Low density	2 storey	3 storey	Bungalows			
Question 3: Do you think Banbury needs more affordable housing?				Yes <input checked="" type="checkbox"/>	No	Don't Know
Question 4: The Exhibition Boards set out a series of design principles:						
<ul style="list-style-type: none"> <li>• A high quality environment with open spaces, landscaped streets and new planting;</li> <li>• Streets designed to prioritise people (pedestrians and cyclists) over cars;</li> <li>• A mix of housing opportunities to serve a range of housing needs;</li> <li>• Private gardens or open spaces for all properties;</li> <li>• Architecture and materials taking references from local examples;</li> <li>• Unobtrusive car parking.</li> </ul> Do you agree with these principles?				Yes <input checked="" type="checkbox"/>	No	Don't Know
Are there any other design issues that you think should be considered?						
Question 5: Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?						
Question 6: Do you have any other comments or suggestions?						
THIS IS A TOWN REGENERATION PROPOSAL IT IS NOT CONSIDERED AND SHOULD BE OPPOSED BY THE LOCAL PLANNING AUTHORITY.						

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 Central Milton Keynes, MK9 3BP or email kchristou@davidlock.com

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ESTATES

# We are seeking your views

## PUBLIC EXHIBITION

Thursday 29 November 2012

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Land at Wykhams Park Farm, Banbury

Name	DR. D. GREEN		
Address	3, Foscore Rise BANBURY OX16 9XS		
Do you represent an organisation?	Yes	No	If so please describe that organisation:
		✓	

**Question 1:** Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell?

Yes  No  Don't Know

**Question 2:** What type of housing does Banbury need?

Starter homes	Flats/apartments	Family houses ✓	High density
Low density ✓	2 storey ✓	3 storey	Bungalows

**Question 3:** Do you think Banbury needs more affordable housing?

Yes  No  Don't Know

**Question 4:** The Exhibition Boards set out a series of design principles:

- A high quality environment with open spaces, landscaped streets and new planting; ✓
- Streets designed to prioritise people (pedestrians and cyclists) over cars; ✓
- A mix of housing opportunities to serve a range of housing needs; ✓
- Private gardens or open spaces for all properties; ✓
- Architecture and materials taking references from local examples; ✓
- Unobtrusive car parking. ✓

Do you agree with these principles?

Yes  No  Don't Know

Are there any other design issues that you think should be considered?

At least 2 car parking spaces per house

**Question 5:** Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?

In my opinion the local infrastructure is severely overloaded already.

**Question 6:** Do you have any other comments or suggestions?

This is the wrong place for development. Most employment is on the other side of town as is nearest M40 access.

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# We are seeking your views

## PUBLIC EXHIBITION

Thursday 29 November 2012

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Land at Wykhams Park Farm, Banbury

Name	R P WHITE		
Address	FIELD END MALHOUSE LANE BODICOTE BANBURY		
Do you represent an organisation?	Yes	No <input checked="" type="checkbox"/>	If so please describe that organisation:

**Question 1:** Is it appropriate to locate significant housing growth in Banbury, one of the main centres in Cherwell? Yes No  Don't Know

**Question 2:** What type of housing does Banbury need?

Starter homes <input checked="" type="checkbox"/>	Flats/apartments	Family houses <input checked="" type="checkbox"/>	High density
Low density	2 storey	3 storey	Bungalows

**Question 3:** Do you think Banbury needs more affordable housing? Yes  No Don't Know

**Question 4:** The Exhibition Boards set out a series of design principles:

- A high quality environment with open spaces, landscaped streets and new planting;
- Streets designed to prioritise people (pedestrians and cyclists) over cars;
- A mix of housing opportunities to serve a range of housing needs;
- Private gardens or open spaces for all properties;
- Architecture and materials taking references from local examples;
- Unobtrusive car parking.

Do you agree with these principles? Yes  No Don't Know

YOU CANNOT EXCLUDE CARS FOLK HAVE TO TRAVEL TO WORK  
Yes No Don't Know

Are there any other design issues that you think should be considered?

**Question 5:** Are there any local issues that you think should be explored further? e.g. frequency of public transport; quality of cycle routes; improving local traffic junctions?

SHEER VOLUME OF TRAFFIC ON BOTH THE BLOXHAM ROAD AND THE OXFORD ROAD, AT PEAK TIMES, IS ALREADY CAUSING DELAYS. THESE DIFFICULTIES WILL BECOME INTOLERABLE UNLESS A RING ROAD GIVING TRAFFIC FROM THE WEST AND THE SOUTH ACCESS TO THE MOTORWAY WITHOUT GOING THROUGH TOWN, BEFORE BUILDING STARTS.

**Question 6:** Do you have any other comments or suggestions?

AS UK POPULATION INCREASES, THIS SMALL ISLAND REQUIRES LAND FOR INCREASED FOOD PRODUCTION. TO BUILD ON FARMLAND WHEN BROWN FIELD LIES BARREN IS MORALLY CRIMINAL AND SHOULD BE MADE AN OFFENCE.

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**GALLAGHER**  
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**DAVID LOCK ASSOCIATES LIMITED**

50 NORTH THIRTEENTH STREET, CENTRAL MILTON KEYNES, MK9 3BP

TEL: 01908 666276 FAX: 01908 605747 EMAIL: [mail@davidlock.com](mailto:mail@davidlock.com)

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**David Lock Associates**  
Town Planning and Urban Design

